

CITY OF BALTIMORE
ORDINANCE _____
Council Bill _____

Introduced by:
Introduced and read first time:
Assigned to:

Referred to the following agencies:

A BILL ENTITLED

AN ORDINANCE concerning

**Urban Renewal – Key Highway
Amendment 2**

For the purpose of amending the Urban Renewal Plan for Key Highway to amend certain development area controls for Development Area A and to add Exhibit G; waiving certain content and procedural requirements; making the provisions of the Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

By authority of
Article 13 – Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for Key Highway was originally approved by the Mayor and City Council of Baltimore by Ordinance 86-622.

The Urban Renewal Plan for Key Highway was previously amended by Amendment 1 approved by the Mayor and City Council of Baltimore by Ordinance 04-829.

An amendment of the Urban Renewal Plan for Key Highway is necessary to amend the development area controls for Development Area A

Under Article 13, Section 2-6 of the Baltimore City Code, no substantial change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Key Highway are approved:

(1) Amend Development Area A, 4) Coverage:

Development Area A.

4) Coverage: Building coverage on the platform and fast land areas may not exceed the following percentages of the existing aggregate of those areas:

a) Grade to El. ~~36~~ 60 feet: 65%

b) El. ~~36~~ 60 feet to El. 150 feet: 30%

c) El. 150 feet to El. 390 feet: 16%

(2) Amend Development Area A, 5) Structural Footprint and Spacing and add Exhibit G:

Development Area A.

5) Structural Footprint and Spacing:

No structure located between El. 150 feet and El. 390 feet shall exceed 14,000 square feet in area nor be located less than 100 feet from any other structure located between El. 150 feet and El. 390 feet [;provided that the requirement of a 100 foot separation between structures located between El. 150 feet and El. 390 feet shall not apply to structures located on the western portion of Lot 3 of the Harborview Subdivision within the area out-lined in red as shown on Exhibit G.]

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Key Highway, as amended by this Ordinance and identified as "Urban Renewal Plan, Key Highway, revised to include Amendment 2, dated _____, 2006", is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

SECTION 3. AND BE IT FURTHER ORDAINED, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

SECTION 5. AND BE IT FURTHER ORDAINED, That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Certified as duly passed this _____ day of _____, 2006

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor

This _____ day of _____, 2006

Chief Clerk

Approved this _____ day of _____, 2006

Mayor, Baltimore City

EXHIBIT G

